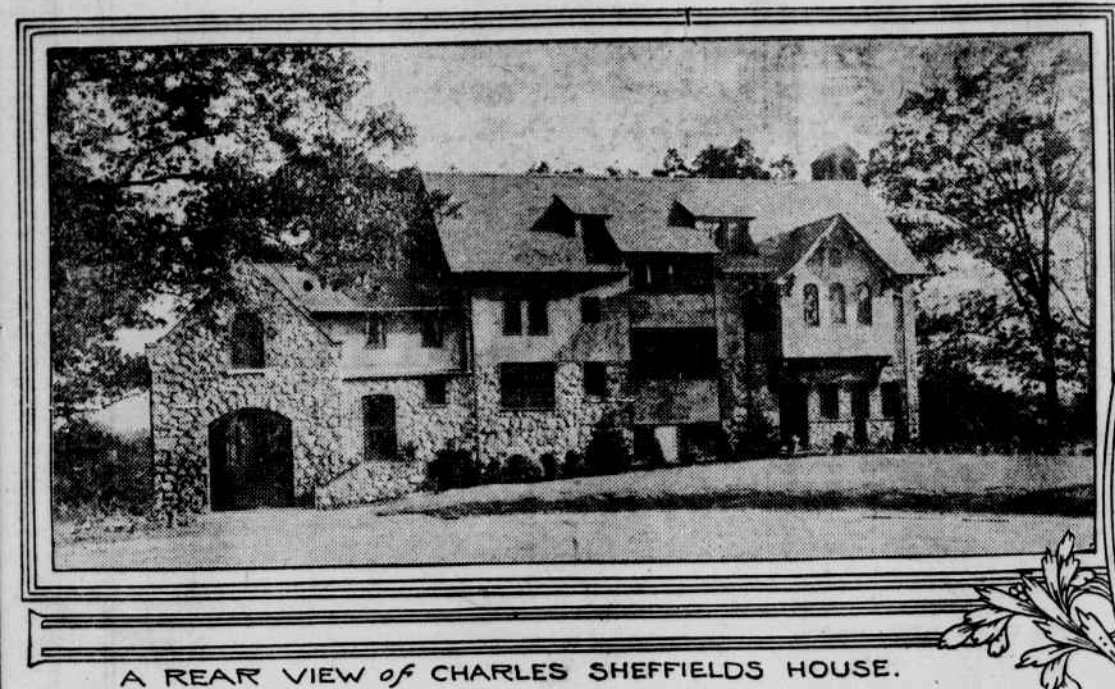


# BUILT FOR OTHERS, BUT COULDN'T KEEP A HOME FOR HIMSELF



A REAR VIEW OF CHARLES SHEFFIELD'S HOUSE.

W. D. Hunter, Architect and Builder, Is Engaged in His Third Attempt to Put Up a Dwelling for His Own Use at New Rochelle--First Two Taken Away From Him by Admiring Clients

By HARRIET SISON GILLESPIE.  
A progressive realty investment of more than ordinary interest is that embodied in a series of dwellings ranging in price from \$20,000 to \$100,000, which W. D. Hunter, architect and builder, has erected in the picturesque section of New Rochelle known as Rochelle Heights. The plan not only involves a series of unique business transactions, but also includes certain architectural and structural features that are uncommon. It proves, among other things, that artistic well built houses, even though the cost runs well up into six figures, are still in demand. Finally, it is the story of a man who tried to build himself a home, but whose clients wouldn't let him. It is perhaps this phase of the tale that is so humanly interesting.

Mr. Hunter has been in business in this city for many years, his most recent affiliation being with the firm of Stoughton & Hunter, which was dissolved when his partner won the Prix de Rome and went abroad to study. Five years ago Mr. Hunter decided to shake the dust of the city from his feet, at least in so far as residence was concerned, and build for himself an ideal retreat in the suburbs. He bought a picturesque strip of land on a rocky ridge at Rochelle Heights overlooking Long Island Sound and surrounded with magnificent forest trees, and on it erected a charming stone and stucco dwelling at a cost of \$50,000. He had occupied it for the greater part of a year when along came a man who made him an offer of \$60,000 for it, and he let go.

Then he built himself a second home in the vicinity, putting into it the same deep thought and anxious care. Scarcely was it finished and occupied by the owner and his family than another home seeker appeared on the scene, and nothing would do but he must have it. At this point the architect set to work to build not one, but a row of ten, at a cost of \$20,000, one of which he is occupying at present. This, however, only a temporary residence, for adjoining his first home he has about completed another, and a very artistic dwelling, which when finished will cost in the neighborhood of \$100,000. But this, the owner stoutly declares, is not for sale, a statement in which his wife enthusiastically concurs.

The history of Mr. Hunter's progressive investment began shortly after the beginning of the war and he expended considerable thought in planning his prospective home, a charming English style house of stone, brick and stucco, which he built on the rocky ledge overlooking the water. It wasn't easily done for several reasons. One was that the foundation had to be blasted out of solid rock and labor conditions sadly interfered with his plans. He, however, with characteristic Scotch perseverance, completed the house at a cost far in excess of his original figures. He expected to build it for \$25,000. It cost him \$60,000.

With the stone blasted from the foundation for many years, his most recent affiliation being with the firm of Stoughton & Hunter, which was dissolved when his partner won the Prix de Rome and went abroad to study. Five years ago Mr. Hunter decided to shake the dust of the city from his feet, at least in so far as residence was concerned, and build for himself an ideal retreat in the suburbs. He bought a picturesque strip of land on a rocky ridge at Rochelle Heights overlooking Long Island Sound and surrounded with magnificent forest trees, and on it erected a charming stone and stucco dwelling at a cost of \$50,000. He had occupied it for the greater part of a year when along came a man who made him an offer of \$60,000 for it, and he let go.

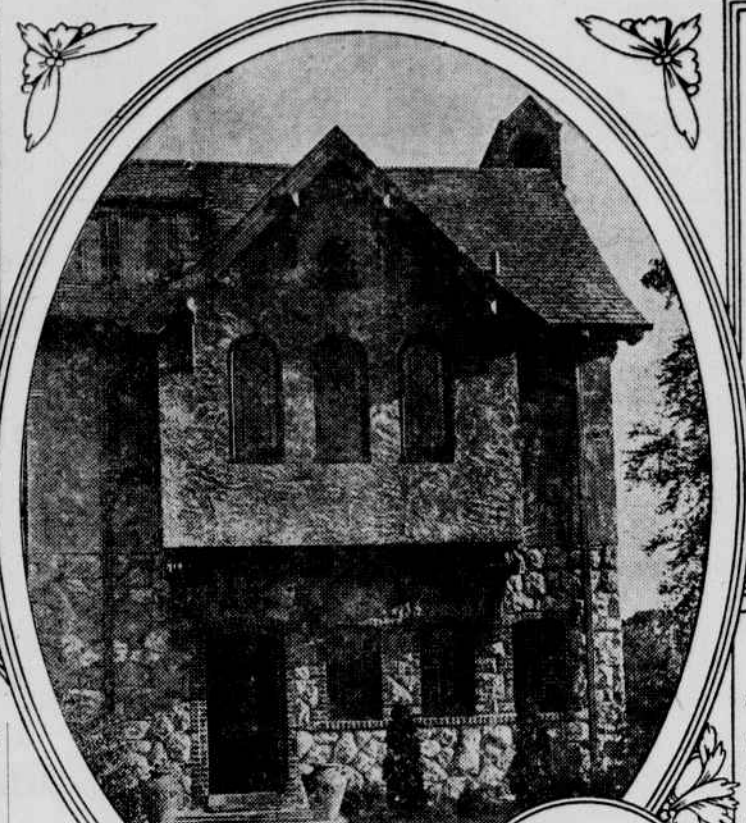
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One of the most superb features in this house with its fourteen rooms and five baths is the living room, fifty feet in length. It has an enormous fireplace with a six foot opening for burning logs. "The only kind I build," says the architect, "and none of them smoke." It has a ceiling of the English barrel vault type, which Mr. Hunter designed himself, studded with hundreds of ornaments, every one different. The walls, rough surfaced, are in warm colors to suit the style of treatment. It is now owned by Charles Sheffield.

As soon as the house was sold Mr. Hunter commenced work on his second home. As the first was designed after the style common to the west coast of England, so the second followed a type found on the east coast, its high pitched roof lines, casement windows, the peculiar style of its structural timber and its stuccoed surfaces, going to form an equally happy though quite different combination. This was a house of ten rooms and three baths, with all the solidity of construction peculiar to the first, but without the stone work. It is concrete over hollow tile, with a pretty green tile roof, and the trim stained to correspond. It has a garage attached. But no sooner had Mr. Hunter and his wife got nicely settled in their new home but Charles C. Pausner, a New York financier, saw, admired and made him an offer of \$40,000, which was accepted.

Then Mr. Hunter set to work on the row of picturesque smaller houses on a taken from the foundation presented a very unusual appearance. It showed a variety of formation and coloring ranging from a resemblance to pink granite shot through with streaks of jet, to portions having the appearance of green and white marble. This material, in company with some seventeen varieties of brick, with color introduced in the stucco, was used in effect as it is unusual in appearance.

Incidentally, the mason work is, according to the builder, the finest in Westchester county. It is laid up in the style known as the mosaic, and is well known not only selected every stone, which was



A DETAIL OF THE SHEFFIELD HOUSE SHOWING ITS ENGLISH CHARACTERISTICS.



A ROW OF SIX HOUSES BUILT ON A GORE SHAPED STRIP, EACH HAVING ITS DISTINCT ARCHITECTURAL STYLE.

feet. Some are built on solid rock. The floors are polished throughout, and all have fireplaces. An interesting feature of this group is that the same floor plans were used in each, but every other one was reversed, so that the dining rooms look into the living rooms and the living rooms into the living rooms, a plan which, as may be imagined, has its manifold advantages. Mr. Hunter's new and permanent home is to be a handsome Italian structure of the villa type, which he has designed to include all the features he and his wife wish to embody in a house of this sort. It has therefore been a labor of love and every bit of material that has gone into it has been selected with the utmost care. He has personally supervised its construction down to the minutest detail and it will be furnished to correspond.

That building conditions are on the upgrade Mr. Hunter contends. He says a person can build 20 per cent. below the peak price to-day and points to his own experience to emphasize his statement. "There is quite a drop in labor prices to-day," Mr. Hunter says. "The recently settled strike in Westchester has brought about an improvement in conditions. Mechanics are now getting \$8.50 instead of \$9 and this applies to carpenters, plasterers, painters and plumbers. Labor has dropped from \$8 to \$4.50 and the price of material has also come down."



In this group are shown several of the houses designed and erected by W. D. Hunter in his novel residential experiment at Rochelle Heights. Both the Sheffield and Pausner homes were originally designed by Mr. Hunter for his own use, but were finally sold to importunate home-seekers. Then the architect put up a row of six houses on speculation, at the same time embarking on his third attempt to put a roof over his own head.

HOME OF CHARLES C. PAUSNER

## THROGS NECK SALE BEGINS.

Bargain prices prevailed yesterday afternoon at the third auction of bungalow sites in the Throgs Neck section of the Bronx. Up to a late hour in the afternoon Joseph P. Day had sold 296 of the 755 lots offered, and the total price obtained was about \$90,000, or an average of \$450 a lot. The average price obtained for lots on East Tremont avenue, at between Barkley and Philip avenues on a two block front was \$600 each. Lots on a two block front was \$600 each. The sale was held in a large tent at the corner of East Tremont and Barkley avenues.

## \$2,500,000 LEASE ON WEST 43D STREET

At a total rental of \$2,500,000, the eight story and basement building, 62,6x100, at 132 to 136 West Forty-third street has been leased by the Acker Merrall & Condit Company to the St. Regis restaurant, which will use the property as a commissary for the St. Regis stores. The lease, which is for a period of forty-two years, was negotiable by Pease & Hillman. The building adjoins the Henry Miller and George M. Cohan theatres and is opposite the Claridge Hotel. Joseph G. Abramson, an attorney, represented the lessee.

**Other Deals in Manhattan.**  
William H. Whiting & Co. sold for the estate of Henry M. Payer 1950-1952 Third avenue, northwest corner of 19th street, a five story and basement loft building, covering a plot 50.3x149. Louis Freidel sold for Harry Flechel to Herman Tolk \$50 to 336 Grand street, northeast corner of Suffolk street, 75x160, with two story flats and stores, held at \$275,000. The buyer is an investor.

**Four Large Bronx Flats Planned.**  
Plans have been filed for four large apartment houses in the Bronx as follows: Southeast corner of Concourse and 194th street, five stories, 105x162.9, for Wage Holding Corporation, to cost \$250,000; southeast corner of Walton avenue and 184th street, five stories, 96x88, for the Walton Holding Corporation, to cost \$170,000; southwest corner of Walton avenue and 167th street, five stories, 106x115, for the Mavis Realty Company, Inc., to cost \$250,000; and southwest corner of Marmon avenue and 175th street, five stories, 96x93, for the Joseph W. Sullivan Building Corporation, to cost \$150,000.

**New Riverdale Civic Society.**  
A new civic organization for the purpose of benefiting and improving the town of Riverdale has been organized. At its first meeting last week the members incorporated the name "The Taxpayers and Rent Payers Association of Riverdale." H. W. Sullivan, the realty operator, was elected president and Mrs. C. Ryan of Riverdale was elected secretary. The next meeting will be held on Tuesday, June 14, at Laville Hall, 260th street and Riverdale avenue.

**Miscellaneous Leases.**  
O'Reilly & Dann and Frederick J. Feuerbach, who sold for the M. S. S. estate, the four story business building, 21x100, at 1503 Third avenue, adjoining the southeast corner of Eighty-fifth street, have leased the property for the new owner to a restaurant concern, approximately \$50,000 in alterations. Spear & Co. leased the four story buildings at 7, 9, 11 and 13 West Twenty-first street, at an aggregate rental of \$200,000. The lessee will make alterations. The same brokers leased space in the St. Denis Office at Broadway and Eleventh street, to the following: Special Values Company, publishers; Abraham Ort, law offices; Wide Awake Buyers, Inc., a trade publication; The Associates, advertising; Adolph Heber, neckwear; Brander & Horowitz, public accountants; Benjamin Robinson, enamel trading company; Nathan Helfand, clothing; Addington Doolittle, perfumery supplies. Also to Harry A. Wallman, ladies hats; floor in 127 Mercer street to Thorne Bros., paper boxes; also with Hall Stern, the store and basement in 447 Broadway to the Regis Exporting Company, at an aggregate rental of \$50,000; also leased the store in 22 West Forty-second street to the Empire Manufacturing Company, men's furnishings.

**Bronx Transactions.**  
D. A. Trefts, with F. Steinbeck, sold for Columbia Trust Company 545 East 148th street, a five story apartment house, 25x100. Clement H. Smith sold for Mary E. Hadley the four story apartment at 246 East Tremont avenue, also the five story apartment at 1335 University avenue, and the taxpayer northwest corner of 194th street and Bainbridge avenue.

**Suburban Transactions.**  
Thomas A. Desmond purchased from Frank W. Adams the residence at 50

Lloyd road, Montclair, of Elizabethan design of brick and frame, with twelve rooms, solarium and three baths, on plot 150x400, with two car garages in rear. It was held at \$55,000. F. M. Crawley & Bros. were the brokers. Eugene Jobs-H. F. Beck Company sold at Summit, N. J., for Arthur C. Carr the westerly side of Fairview avenue, a vacant plot, to Miss Marie Breitengrue, which adjoins her double dwelling; for A. F. Woodward a plot on the west side of Tully street, between Linden and Ashland places, to S. A. Peterson and G. A. Nelson, on which they have begun the erection of a dwelling.

The same broker leased for Kenneth Crapston his dwelling at 412 Springfield avenue, furnished, to Henry C. Steneck, vice-president of the Steneck Trust Company of Hoboken, N. J. White Plains, N. Y., to Mrs. Ella A. Rolfe of this city.

Robert R. Parley Organization sold for the estate of William B. Rice a plot in the Bryn Mawr Park section of Yonkers, N. Y., to Laurence M. Cockaday. The same brokers sold for the estate of Tappan Zen, Inc., a plot in the Philip Manor section of Yonkers, N. Y., to H. E. Somes; also rented for the summer for Mrs. Rose Birmingham her residence on Oakwood avenue, White Plains, N. Y., to Mrs. Ella A. Rolfe of this city.

H. W. Sullivan sold for Albert Pausner the northeast corner of South Broadway and Underhill street, Yonkers, to Jonson De la Cruz, who is erecting the present dwelling on this site and built a number of stores. The same broker sold three acres of land on Pinecrest Drive and North Broadway, Hastings, to A. Barber to T. Marcell.

**Realty Jottings.**  
Slawson & Hobbs were the brokers in lease of the northerly portion of the Christ Church property at the northwest corner of Broadway and Seventy-first street to the John A. Hearn Construction Co., which will start immediately the construction of an eight story fireproof store and business building.

A. A. Hageman has been appointed agent for the new building, 55x100, to be erected at 523 Seventh avenue.

The Metropolitan Building at Union Square and Sixteenth street, which was recently taken over by Gruenstein & Mayer, has undergone a complete renovation. The owners are meeting with much success in renting space in this building.

## DELANEY STREET TO KEEP ITS OLD NAME

Only Green to Be Known as Schiff Parkway.

When New Yorkers read at the breakfast table recently that the Board of Aldermen had changed the name of Delaney street to Schiff Highway, many complained against what they said was an all too frequent tendency to cast aside the tradition and nomenclature of old New York. The dropping of the sterling old name of Delaney was regarded as being as radical as changing the name of Blackwell Island to Welfare Island—and even worse.

Just as the persons who grieved most over this tendency to cast aside the things pertaining to old New York had become resigned, it was announced that the Board of Aldermen really did, after ample reflection, was to apply the name of Schiff Parkway to that part of Delaney street which is parked with green in the center from the Bowery to Williamsburg Bridge. The name of Delaney street remains thus far unchanged.

**Gravesend Lot Auction Coming.**  
Jere Johnson Jr. Co., auctioneers, will sell on Tuesday evening, June 21, at 8 o'clock, in 189 Montague street, thirty-nine lots, business and residential, at and adjacent to the corner of Crookton avenue and Sixtieth street, Brooklyn. The property is directly at the Avenue N station on the Culver Line, which is an important local center. The sale is to be held by order of the Brooklyn Trust Company, trustee for the late John Vanderbilt, and the lots to be sold may be paid for in monthly payments or part cash and part mortgage.

## GOLF CENTRE OF EAST TO BE SCENE OF SALE

Garden City, L. I., made famous by the improvements brought about there by the late A. T. Stewart, the old time merchant prince of New York city, is to be the scene of one of the largest and most important auction sales of building sites that has been held in several years in the metropolitan area.

On Saturday, June 25, Joseph P. Day will offer 1,169 residential and business building sites on all sides of the Nassau Boulevard station of the Long Island Railroad at Garden City Estates. The sale will be held in a big tent on the premises regardless of weather conditions.

For the last fourteen years Garden City Estates has been hemmed in and held down by drastic restrictions which affected both residential and commercial buildings. Now these restrictions have been modified and houses may be built on two lot plots in certain parts of the properties. Other modifications now permit certain portions of the property to be used for business, especially that part in the vicinity of the railroad stations at Nassau Boulevard and Marlton avenue.

Eighty per cent. of the purchase price of the lots may be paid in monthly installments of 2 per cent. or from 50 to 75 per cent. may remain on mortgage at from 5 to 8 per cent. per annum. A Garden City Estates was included originally in the town lands of Hempstead, which were purchased in 1585 by A. T. Stewart. The great work carried out at Garden City by Mr. Stewart, and his death by his heirs, has given to this nearby section of Nassau county and to the people of New York the superb residential colonies at Garden City and Garden City Estates, the Episcopal Cathedral of the Incarnation, the see house of the Bishop of the Diocese of Long Island, St. Mary's School for Girls, St. Paul's School for Boys, the notable Garden City Hotel and the various golf and country clubs that have combined to make Garden City the golf centre of the East.

As a result of the execution of the late Mr. Stewart's bequest, which included the 8,000 or more acres comprising the town lands of Hempstead hundreds of the foremost families in New York purchased sites and erected residences at Garden City and at Garden City Estates, the latter residential reservation being in reality the foster child of Garden City and the grandchild of A. T. Stewart.

hatten—is to be opened to the general public through the agency of the auction sale to be held by Mr. Day.

## FIFTH AVENUE LOTS TO GO AT AUCTION

The next fortnight will witness many auction sales of city parcels. On Thursday, June 16, Joseph P. Day will offer five Fifth avenue properties belonging to Mrs. Willard D. Straight, at 8800, 8802, 8804, 8806 and 8808. The estate of the late E. H. Van Ingen. Three of the offerings comprise all the block front between Ninety-fourth and Ninety-fifth streets, with the exception of the dwelling of Mrs. Willard D. Straight, at the north corner of Ninety-fourth street. The remaining plots to be sold are in the mid-residential area, two being between Seventy-first and Seventy-second streets and the other one at the southeast corner of Seventy-seventh street. Both of these plots are owned by the Van Ingen estate.

On Saturday, June 18, Mr. Day will sell on the premises, Broadway and Academy street, 154 lots along the Astoria subway extension, near Halletts Landing, Long Island City, for the Frederick W. Stevens estate.

A large frame dwelling and 115 lots at Sea Gate, Brooklyn, will be offered by Mr. Day for the estate of Robert Maxwell on Wednesday evening, June 23, in 189 Montague street, Brooklyn. The dwelling occupies a plot of twelve lots. The lots are a few blocks distant from the Sea Gate boat landing and the surface car line.

On June 23 Mr. Day will sell all the lots belonging to the estate of Lewis Weinstein in Astoria, near the Washington avenue station on the Astoria subway extension. The sites are suitable for development with two family dwellings and apartment houses.

Many improved properties in the Central Mercantile (Fourteenth street) district are to be sold by Mr. Day on Saturday, June 25, for the estates of Courland Palmer and Mary A. P. Draper. Among the more important of the parcels to be offered are the Hotel Churchhill and Union Square Theatre, southeast corner of Broadway and Fourteenth street, and the business building adjoining on the east; also the Union Square Hotel, at the southeast corner of Fifteenth street.

Other parcels to be sold include the dwelling at 231 Madison avenue, which with the garage at 24 East Forty-third street forms an "L" to Fortieth street; also the business building at 600-314 Eighth avenue, northeast corner of Thirty-fifth street. Mr. Day will also sell on the same day and at the same hour, in 14 Vesey street, several corner plots in Manhattan and The Bronx.

## HONEYMOONERS AT HARMON.

Many Newlyweds Buy Sites for Homes on Hudson's Bank.

It is nesting time at Harmon-on-the-Hudson, according to Clifford B. Harmon, president of the corporation bearing his name, which is doing a good business this season selling off building lots and plots in that development. Mr. Harmon naturally feels happy to find business so brisk, but especially so because a large number of the buyers are newly married couples and young ones. That many of these newlyweds are already building their pretty love nests in sight of the glorious Hudson and Croton rivers. Others have bought plots there. Mr. Harmon says, are planning to build in the late summer and fall. The new residents at Harmon find the clubhouse an advantage, as it is convenient for the entertainment of friends.

## Active Lot Market in Cranford

S. P. Morse of 123 Liberty street has recently purchased more than 1,000 lots at Cranford, N. J., and is engaged in an active sale of the properties to the public. The property has a frontage of more than two miles on Long Island Sound. Mr. Morse bought 1,474 acres from the Incorporated Land Company, at \$800 an acre. The Ryan estate sold 150 acres at \$1,000 an acre and a fourteen acre Derby, son-in-law of the late Col. Theodore Roosevelt, at \$2,000 an acre. Henry A. Rogers of the Wheatley Hills Corp. was the broker.

The entire acreage is said to have cost Mr. Morse \$1,500,000. Nearby is a sixty acre tract, which was recently acquired by James W. Gerard as a site for a country mansion. Mr. Morse has retained a distinguished architect to develop the property into one of the finest estates in the vicinity of New York city.

## Elizabethtown Hotel Sold.

Ruland & Whiting-Benjamin Corporation sold to Henry S. Duncan, owner of the Hampton Hotel, Albany, and the Continental Hotel of New York city, the Windsor Hotel of Elizabethtown, N. Y., of which he has been the lessee for seven years.

## NEW COLONY FOR GREAT NECK.

Broker Assembles Tract and Offers Aid to Buyers and Builders.

Eighteen acres of well selected land has been assembled at Great Neck, L. I., for development with homes of the most artistic modern type. The lots are being offered for sale by I. G. Wolf, who has prepared plans for homes and has dedicated himself to the task of assisting all buyers not only in selecting the type of house they want, but also in procuring for them loans for immediate construction work. The properties are about ten minutes' walk from the Great Neck railroad station and the running time to Manhattan is about half an hour. Mr. Wolf says he is receiving daily inquiries regarding the development of the lots and predicts an active building campaign there during the summer and fall.

## Fourth Estate Inspects Malba.

A number of newspaper representatives attended a dinner at the country club of Malba-on-the-Sound on Wednesday, June 8. Invitations were extended by the Malba Estates Corporation, of which Messrs. Champ and Dasey are sales directors. Mr. Dasey pointed out the vast improvements in Malba during a walk about the grounds. To finish the day a baseball game was arranged and was keenly enjoyed by players and spectators alike.

## Novel Plans Sell Drive Flat



An apartment house with a big Italian garden in the centre is being constructed on the high terrace at Riverside Drive and 158th street by Anthony Campagna. The plans of the structure are so unusual that Mr. Campagna recently sold the unfinished house to an unknown investor who retained Mr. Campagna to complete the work. The house covers a plot of seven and one-quarter city lots. The central garden, which opens on the Drive, has an area of 4,000 square feet. The facade is of gray tapestry brick, trimmed with red. The upper stories have gables of half timber and half stucco. The front apartments will have tiled sun porches overlooking the drive. George F. Pelham, Jr., is the architect.